

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 7, 2023

Subject: Annex the NE ¼ of the NW ¼ excluding Outlot A in Section 3, Township 109, Range 50 in Brookings County, also known as 1115 West 20th Street South, consisting of 30.46 acres.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

TH Companies LLC has submitted a petition for annexation of 30.46 acres of land into the City of Brookings. The land is located at 1115 West 20th Street South, west of River Run Addition.

Background:

TH Companies LLC recently purchased the property with the intention of preparing a residential development concept. The annexation area is currently in an agriculture zoning district, however, the applicant is currently requesting a revision of the future land use map in preparation of a subsequent rezone and preliminary plat.

Item Details:

The land is located along the western edge of the current City limits and is contiguous to City limits along the eastern edge of the property. The area is located in a phase one annexation priority area, indicating that it is most imminently ready for annexation and annexation would be recommended before any development is proposed.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval.

Supporting Documentation:

1. Legal Notice
2. Petition for Annexation
3. Location Map
4. Annexation Priority Map